
PART 7

MIXED USE DISTRICTS

7.1 MIXED USE DISTRICT (MU)

7.1.1 PURPOSE

- (i) To maintain and promote key corridors and nodes as focal points for compact mixed use development.
- (ii) To encourage densification that supports pedestrian and transit oriented design while remaining compatible with the character of adjacent residential neighbourhoods.

7.1.2 PERMITTED USES

- (i) Artist Studios
- (ii) Business and Professional Offices
- (iii) Business Support Services
- (iv) Clubs
- (v) Community Centres
- (vi) Cultural Facilities
- (vii) Day Care Facilities
- (viii) Education Institutions
- (ix) Government Services
- (x) Health Care Facilities
- (xi) Health Care Offices
- (xii) Hotels
- (xiii) Live Work Residences
- (xiv) Markets
- (xv) Places of Amusement
- (xvi) Places of Worship
- (xvii) Recreation Facilities
- (xviii) Restaurants

- (xix) Retail and Consumer Services
- (xx) Deleted ⁵⁹

7.1.3 DISCRETIONARY USES ^{60 61 62}

- (i) Accessory Uses
- (ii) Animal Services
- (iii) Apartments
- (iv) Backyard Suite
- (v) Bars
- (vi) Duplex
- (vii) Drive-Through Services
- (viii) Garages
- (ix) Greenhouse and Garden Centres
- (x) Home Occupations
- (xi) Industrial Support Services or Industrial Operations provided they legally existed on a Site as of January 1, 2016
- (xii) Motor Vehicle and RV Sales
- (xiii) Motor Vehicle Gas Stations
- (xiv) Motor Vehicle Service Stations
- (xv) Multiple Unit Residential Development
- (xvi) Parking Facilities
- (xvii) Secondary Suite
- (xviii) Self-Storage Facilities
- (xix) Single Detached House

7.1.4 DEVELOPMENT REGULATIONS

7.1.4.1 SITE DIMENSIONS

- (i) The minimum Site Width is: ⁶³
 - (1) 5.5 m for a Live Work Residence that is an internal unit;

59 Amended by Bylaw 4273 – July 7, 2015

60 Amended by Bylaw 4273 – July 7, 2015

61 Amended by Bylaw 4352 – June 7, 2016

62 Amended by Bylaw 4370 – December 20, 2016

63 Amended by Bylaw 4273 – July 7, 2015

- (2) 6.7 m for a Live Work Residence that is an end unit;
 - (3) 30.0 m for Apartments;
 - (4) all other uses as required by a Development Authority.
- (ii) The minimum Site Area is 500 m².

7.1.4.2 REQUIRED DEVELOPMENT SETBACKS

- (i) The minimum Front Setback is 3.00 m.
- (ii) The minimum Exterior Side Setback is 3.00 m.
- (iii) The minimum Interior Side Setback and minimum Rear Setback is 0.0 m, unless a Site abuts a residential District in which case the minimum Setback on that side of the Site is 6.0 m.⁶⁴

7.1.4.3 BUILDING HEIGHT

- (i) The maximum Building Height is 4 Storeys.
- (ii) A Development Authority may increase Maximum Building Height to 6 Storeys without using a Variance if:
 - (1) the Site is not adjacent to a Low Density Residential District;
 - (2) parking is integrated into the Building; and
 - (3) the Building contains both residential and non-residential uses.

7.1.4.4 LAND USES

- (i) A non-residential use must:
 - (1) not be located above or on the same Storey as a Dwelling in the same Building;⁶⁵
 - (2) have a separate entrance from any Dwelling in the same Building, either from the outside or from a common indoor landing.⁶⁶
- (ii) The maximum Gross Floor Area of a Bar is 600 m².

7.1.4.5 URBAN DESIGN

- (i) The main entrance to the Principal Building must face a road.
- (ii) Parking areas are not allowed within a Front yard or Exterior Side Yard.

64 Amended by Bylaw 4273 – July 7, 2015

65 Amended by Bylaw 4273 – July 7, 2015

66 Amended by Bylaw 4273 – July 7, 2015

7.1.4.6 DISCRETIONARY USES: BACKYARD SUITE, DUPLEX, SECONDARY SUITE AND SINGLE DETACHED HOUSE ⁶⁷

At the discretion of the Development Authority, Backyard Suite, Duplex, Secondary Suite and Single Detached House shall meet the requirements of the Low Density Residential (R-LD) Land Use District Section 6.2.4.

7.2 DOWNTOWN MIXED USE DISTRICT (MU-D)

7.2.1 PURPOSE

To maintain and promote the Downtown as a focal point for compact mixed use development, while preserving the historical character and pedestrian oriented nature of the neighbourhood.

7.2.2 PERMITTED USES

- (i) Artist Studios
- (ii) Business and Professional Offices
- (iii) Business Support Services
- (iv) Clubs
- (v) Community Centres
- (vi) Cultural Facilities
- (vii) Day Care Facilities
- (viii) Education Institutions
- (ix) Government Services
- (x) Health Care Facilities
- (xi) Health Care Offices
- (xii) Hotels
- (xiii) Live Work Residences
- (xiv) Markets
- (xv) Places of Amusement
- (xvi) Places of Worship
- (xvii) Recreation Facilities
- (xviii) Restaurants
- (xix) Retail and Consumer Services

⁶⁷ Amended by Bylaw 4352 – June 7, 2016